

DATE OF POSTING: June 19, 2009

ZONING BOARD OF REVIEW AGENDA

Tuesday June 23, 2009 Meeting 7:00 pm

Town Council Chambers, Town Hall

Zoning Board of Review Hearings

1. Chad Verdi for property owned by the Trustees of the East Greenwich United Methodist Church and located at 214 Main Street; A.P. 1, Lots 67 and 68 (Split-Zoned: R-6, Residential and CD-1, Commercial Downtown). The Applicants seek a Use Variance and a variety of Dimensional Variances to accommodate the proposed adaptive re-use of the church and school property. The proposed new uses would include retail, office and residences. Zoning relief required is from Article III of the Zoning Ordinance, Section 3.4, Permitted Uses by Zone and Section 3.5, Dimensional Requirements by Zone. Parking relief is also needed (Article VI of the Zoning Ordinance; Parking Ordinance).

2. Thomas and Allison Perrelli for property located at 74 Prospect Street; A.P. 2, Lot 211 (Zoned R-10, Residential). The Applicants seek a dimensional variance to allow a significant addition to their home. Relief is needed from Article III, Zoning Districts, of the Zoning Ordinance, Section 2.4, which prohibits any structures from sitting closer than 10 feet from a front lot line.

3. 1635 Division Road LLC, Owner, for property operated as “Playground Prep” and located at 1635 Division Road; A.P. 12B, Lots 2 (Zoned F-1, Farm). The Applicants seek a Use Variance to accommodate signage for a day care center. Zoning relief required is from Article VII of the Zoning Ordinance, Section 2.1, and Table 7-1 which do not allow commercial signs on “Farm” zoned properties.

4. Peter and Monique Rosiello, for property located at 875 Frenchtown Road; A.P. 16, Lot 137 (Zoned F-1, Farm). The Applicants seek a Dimensional Variance to accommodate a swimming pool and associated shed at the property. Zoning relief required is from Article III of the Zoning Ordinance, Section 2.6, which requires all accessory structures, including swimming pools, to be located in rear yards only.

5. Arthur and Susan Blume, for property located at 202 First Avenue; A.P. 4, Lot 83 (Zoned R-10, Residential). The Applicants seek a Use Variance to accommodate an accessory apartment at this single family residence. Zoning relief required is from Article III of the Zoning Ordinance, Section 3.4, Permitted Uses by Zone.

6. Kevin and Katherine Essington, for property located at 10 Virginia Avenue; A.P. 4, Lot 136 (Zoned R-10, Residential). The Applicants seek a Dimensional Variance to accommodate a fence that is higher than allowed. Required zoning relief is from Chapter 260 of the

Zoning Ordinance, Section 8 (M) pertaining to fence height caps.

7. Raymond and Jennifer Schnell for property located at 69 Oakwood Drive; A.P. 9-C, Lot 236 (Zoned R-30, Residential). The Applicants seek a dimensional variance to allow a utility shed at their home. Relief is needed from Chapter 260 of the Zoning Ordinance, Section 8(F) and Table 2 pertaining to accessory structure locations and setbacks.

8. Joyce DeLisle, for property located at 390 & 398 Main Street; A.P. 3, Lots 99, 100 and 178 (Zoned CD-1, Farm). The Applicant seeks Dimensional Variances to accommodate existing structures as part of a lot re-configuration. Relief is needed from Chapter 260 of the Zoning Ordinance, Table 2 pertaining to structure setbacks and lot requirements.

9. James Bethune for property located at 306 Division; A.P. 9, Lot 56 (Zoned R-30, Residential). The Applicant seeks a dimensional variance to allow a new shed. Relief is needed from Chapter 260 of the Zoning Ordinance, Table 2, Dimensional Regulations by Zone.

10. Gregory and Jennifer Gempp, for property located at 10 Summit Farm Drive; A.P. 15, Lot 495 (Zoned F-2, Farm). The Applicants seek Dimensional Variances to accommodate a new garage/storage building. Relief is needed from Chapter 260 of the Zoning

Ordinance, Table 2 Dimensional regulations by Zone.

11. Steven Filippou, for property located at 450 Main Street; A.P. 3, Lot 105 (Zoned CD-1, Commercial Downtown). The Applicant seeks a Dimensional Variance from the Parking Ordinance. Required zoning relief is from Chapter 260 of the Zoning Ordinance, Article VI, Off-Street Parking Regulations relating to the required number of spaces.

Zoning Board of Review Business

1. Minutes: Review/action on the minutes of the January 27, 2009 Meeting (Previously Forwarded).

Adjourn